| 067.0 | 0004 | 0008.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,000,300 / 1,000,300 |
| | | | | | USE VALUE: | 1,000,300 / 1,000,300 |
| | | | | | ASSESSED: | 1,000,300 / 1,000,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 19 | | ORLANDO AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CARPENTER SCOTT D |
| Owner 2: | PAUSINI CRISTINA |
| Owner 3: | |
| Street 1: | 19 ORLANDO AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | ROBINSON HAROLD D/TRS - |
| Owner 2: | HARALD D ROBINSON TRUST - |
| Street 1: | 19 ORLANDO AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .286 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 5169 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 12439.000 | 444,900 | 200 | 555,200 | 1,000,300 |
| Total Card | 0.286 | 444,900 | 200 | 555,200 | 1,000,300 |
| Total Parcel | 0.286 | 444,900 | 200 | 555,200 | 1,000,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 193.52 | /Parcel: 193.52

**Legal Description**

Entered Lot Size | Total Land: | Land Unit Type:

**User Acct** 42965

**GIS Ref**

**GIS Ref**

**Insp Date** 11/27/18

!5737!

## PREVIOUS ASSESSMENT

Parcel ID 067.0-0004-0008.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 444,900 | 200 | 12,439. | 555,200 | 1,000,300 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 429,100 | 200 | 12,439. | 555,200 | 984,500 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 429,100 | 200 | 12,439. | 555,200 | 984,500 | 984,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 348,800 | 300 | 12,439. | 515,600 | 864,700 | 864,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 348,800 | 300 | 12,439. | 515,600 | 864,700 | 864,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 348,800 | 300 | 12,439. | 452,100 | 801,200 | 801,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 348,800 | 300 | 12,439. | 412,400 | 761,500 | 761,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 326,700 | 300 | 12,439. | 364,900 | 691,900 | 691,900 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 02:41:02 |

**LAST REV**

| Date | Time |
|---|---|
| 10/30/20 | 08:44:24 |
| danam | |

**PAT ACCT.** 5737

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| ROBINSON HAROLD | 56743-1 | | 4/15/2011 | Mult Lots | 740,000 | No | No | | |
| ROBINSON HAROLD | 52765-542 | | 5/13/2009 | Family | 1 | No | No | | |
| | 17556-255 | | 11/1/1986 | | 220,000 | No | No | | G |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 42965 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/18/2020 | 882 | New Wind | 15,000 | C | | | | |
| 10/17/2018 | 1527 | Redo Bat | 30,000 | C | | | | |
| 10/28/2011 | 1383 | New Wind | 4,000 | | | | | |
| 6/22/2011 | 611 | Re-Roof | 14,500 | | | | | |
| 5/31/2011 | 516 | Re-Roof | 12,000 | | | | | |
| 4/12/2005 | 234 | Renovate | 15,000 | | | | | RENOVATE AFTER FIR |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/27/2018 | Inspected | CC | Chris C |
| 10/12/2018 | MEAS&NOTICE | BS | Barbara S |
| 4/9/2009 | Meas/Inspect | 189 | PATRIOT |
| 12/17/1999 | Meas/Inspect | 163 | PATRIOT |
| 12/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 12439 | | Sq. Ft. | Site | | 0 | 70. | 0.64 | 12 | | | | | | | | | 555,221 | | | | | | 555,200 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.28556 | Total SF/SM: | 12439 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 555,221 | Spl Credit | | Total: | 555,200 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1941 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | 3 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 0.95558786 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 105.104 |
| Other Features: | 127000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 604522 |
| Depreciation: | 159594 |
| Depreciated Total: | 444928 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

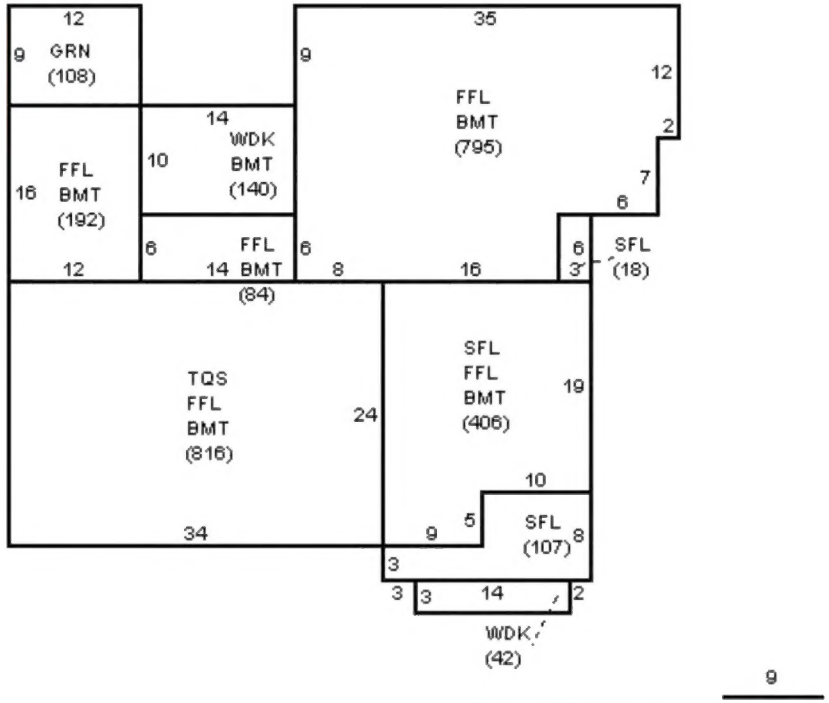
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 2,433 | 47.690 | 116,032 |
| FFL | First Floor | 2,293 | 105.100 | 241,004 |
| TQS | 3/4 Story | 612 | 98.800 | 60,464 |
| SFL | Second Floor | 531 | 105.100 | 55,810 |
| WDK | Deck | 182 | 11.490 | 2,092 |
| GRN | Greenhouse | 108 | 19.630 | 2,120 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 6,159 | | | Total: | 477,522 |
| Size Ad | 3436 | Gross Area | 6363 | FinArea | 5169 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 25 | | |
| BMT | 100 | RRM | 50 | | |
| TQS | 100 | UNF | 15 | | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 105.10 |
| Special Features: | 0 | Val/Su Net: | 72.24 |
| Final Total: | 444900 | Val/Su SzAd | 129.48 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

067.0-0004-0008.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A2 | WOOD SHD | D | Y | 1 | 11X3 | A | AV | 1970 | 12.06 | T | 39.2 | 101 | | | 200 | | | 200 |

| More: | N | Total Yard Items: | 200 | Total Special Featues: | | Total: | 200 |
|---|---|---|---|---|---|---|---|